

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-51A	MAGNOLIA ST, ARLINGTON

## OWNERSHIP

Owner 1:	MATTHEWS THOMAS J/KATHLEEN			
Owner 2:	TRS/MATTHEWS FAMILY TRUST			
Owner 3:				
Street 1:	51 MAGNOLIA ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	MATTHEWS THOMAS J -		
Owner 2:	-		
Street 1:	51 MAGNOLIA ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3050 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	432,000	Spl Credit	Total:	432,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	516,200	5,100	432,000	953,300
Total Card	0.092	516,200	5,100	432,000	953,300
Total Parcel	0.092	516,200	5,100	432,000	953,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		312.56	/Parcel: 312.5

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	516,400	5100	4,000.	432,000	953,500	953,500	Year End Roll	12/18/2019
2019	104	FV	393,900	5100	4,000.	459,000	858,000	858,000	Year End Roll	1/3/2019
2018	104	FV	393,900	5100	4,000.	334,800	733,800	733,800	Year End Roll	12/20/2017
2017	104	FV	347,600	5100	4,000.	291,600	644,300	644,300	Year End Roll	1/3/2017
2016	104	FV	347,600	5100	4,000.	248,400	601,100	601,100	Year End	1/4/2016
2015	104	FV	309,600	5100	4,000.	243,000	557,700	557,700	Year End Roll	12/11/2014
2014	104	FV	309,600	5100	4,000.	199,800	514,500	514,500	Year End Roll	12/16/2013
2013	104	FV	322,200	5100	4,000.	190,100	517,400	517,400		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT
9/22/1999	Meas/Inspect	243	PATRIOT
11/1/1991		PM	Peter M

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

[illegible]

apro

Database: AssessPro - FY2021

2021

More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100
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